

**MINUTES OF THE
AUBURN CITY HISTORIC DESIGN REVIEW COMMISSION
MEETING
JANUARY 15, 2008**

The regular session of the Auburn City Historic Design Review Commission was called to order on January 15, 2008 at 6:03 p.m. by Chairman Merz in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Merz, Smith, Spokely, Thompson, Worthington, Briggs, Elder, Kidd

COMMISSIONERS ABSENT: None

STAFF PRESENT: Wilfred Wong, Community Development Director; Lance Lowe, Associate Planner; Sue Fraizer, Administrative Assistant

ITEM I: CALL TO ORDER

ITEM II: PLEDGE OF ALLEGIANCE

ITEM III: APPROVAL OF MINUTES

The minutes of the November 20, 2007 meeting were approved as submitted.

ITEM IV: PUBLIC COMMENT

Karen Reitz of 333 Racetrack Street asked when information will be available regarding the Baltimore Ravine project. Director Wong explained that this is a work in progress and information for the public will be available at a later date. Ms. Reitz asked when agenda packets are available for the public. Director Wong replied that agenda packets for Planning Commission meetings are usually available on the Friday prior to the meeting.

ITEM V: PUBLIC HEARING ITEMS

- A. Historic Design Review - 150 Sacramento Street (Hayes Parking Lot) - File HDR 07-42.** The applicant requests approval of one 18 inch by 24 inch sign and one approximate 12 inch by 18 inch by 5 foot parking meter for Hayes Parking Lot located at 150 Sacramento Street.

Planner Lowe gave the staff report. He explained that the applicant had previously applied for a permit for this project in 2004, and obtained approval at that time and elected not to exercise the approval prior to its expiration in 2006.

The applicant has submitted a new application for one centralized "pay and display" parking meter, similar to those seen in Old Sacramento. The metering system accepts cash and/or debit/credit cards and dispenses a receipt. The proposed sign is the same as was previously approved. Planner Lowe explained the placement of the meter and the signage. The applicant has no preference for the color of the meter. Staff recommends that a black and silver, black on black or black and red color scheme be selected. Staff recommends approval of the applicant's request.

Chrm. Merz pointed out that this is a privately owned parking lot, and is not owned by the City.

Comm. Worthington asked if the lot will be repaved and/or restriped. She asked how the height of the sign was determined.

Planner Lowe replied that the sign will be clustered among existing trash receptacles and newspaper dispensers. Due to the size of the lot, staff has not required any improvements to the lot.

Director Wong added that the Police Department requires the signage, and it must be a certain size, with a certain size of letters.

Comm. Worthington stated that she would like for the height of the sign to be reduced to the height of the dispenser.

The public hearing was opened.

The applicant, Brian Hayes of 480 Placerado in Auburn stated that initially he had proposed eight meters. The new proposal will create a cleaner look. Other cities, for example Truckee, have installed this type of meter. He is trying to alleviate some of the parking problems that exist in Old Town. Many employees are using the parking lot, and this proposal will encourage use by patrons of the surrounding businesses. This meter will allow him to increase or decrease the parking rate when it is appropriate. The proceeds will be donated to charity. He will be repairing and restriping the parking lot.

Comm. Kidd said she thinks this project is a good idea and she is in favor of it.

Comm. Spokely said he'd like for the bottom of the sign to be higher so that children will not run into it.

Mr. Hayes stated that he is not in favor of customers getting tickets, but he realizes that there must be enforcement. It will be enforced by a private company, Central Parking, rather than the Auburn Police Department.

Comm. Smith asked if the Old Town Business Association has given their approval.

Mr. Hayes replied that initially there was a lot of fear about installing the meter, but after a meeting with Central Parking, the business owners felt better about it. He will be working with the Old Town Business Association through the improvement process.

Comm. Smith asked Mr. Hayes if he has a color preference.

Mr. Hayes replied that he likes the red and black, so it will be visible.

The public hearing was closed.

Comm. Smith **MOVED** to:

Adopt Resolution No. 08-1 as presented, approving the design of one sign and one parking meter located at 150 Sacramento Street as shown in Exhibits B & C.

Planner Lowe asked for clarification about the color preferred by the Commission.

The Commission agreed that one of the three color combinations recommended by staff would be acceptable.

Comm. Thompson **SECONDED**.

AYES:	Smith, Spokely, Thompson, Worthington, Briggs, Elder, Kidd, Chrm. Merz
NOES:	None
ABSTAIN:	None
ABSENT:	None

The motion was approved.

B. Historic Design Review - 103 Sacramento Street (Tsuda Market) - File HDR 07-40. The applicant requests Historic Design Review approval of a 342 square foot addition and exterior improvements to the Tsuda Grocery building located at 103 Sacramento Street.

Planner Lowe gave the staff report. The building is single story with a stucco exterior and flat roof, and is has been vacant for several months. The building adjoins the Herschel Young Park owned by the city. The building is in need of repair. In September of 2007, the applicant obtained a permit to demolish the rear part of the building. The applicant proposes to add an additional 342 square feet to the rear of the building. Planner Lowe reviewed the proposed addition and improvements to the building, including paint, awnings, windows and tile. The applicant wishes to remove the existing wainscoting brick facade below the windows and replace it with mint green ceramic tile. This is the most notable change to the front facade.

On the north elevation, the applicant wishes to install a door located at the front area where an existing tree is. The door will not be operable for access to the city park behind the building.

Conditions of approval imposed on the project require that should the City decide to sell the park property or otherwise develop the site for any reason, the applicant shall be required to remove any openings along the park/Tsuda property line in accordance with the International Building Code. At this time the applicant does not wish for the rear windows or door to be openable. Staff recommends approval of this project.

Comm. Worthington asked why the applicant plans to install a non-operative door.

Planner Lowe suggested this question be asked of the applicant.

Comm. Worthington asked why the height of the addition is lower than that of the main building.

Planner Lowe replied that it lends variation, separates the main building with the parapet, and looks nicer.

Comm. Worthington asked what the intended use of the addition is.

Planner Lowe replied that it is planned to be a storage area and bathroom.

Comm. Worthington asked if the awning is to be striped.

Planner Lowe stated that his understanding is that it will not be striped.

Comm. Spokely asked if the introduction of elements that are non-consistent with the Uniform Building Code will be problematic.

Planner Lowe replied that since it is a park owned by the City, there is the same effect as a right-of-way. A condition was added that if the property was developed in the future, the applicant will be required to cover the windows and provide a 1-hour firewall.

The public hearing was opened.

The applicant, Michael Murphy of 180 Agard Street in Auburn stated that the building will be used as a deli. The installation of the inoperable door is for future tenant possibilities. The awnings will be brown on the front, and green on the side. The mint colored tile was chosen because that is what was used in the 1930's. He can provide a sample of the tile to staff.

Comm. Elder asked how the new brick will match the existing brick.

Mr. Murphy replied that the new brick will blend with the old brick, and it should be equal or better in aged appearance.

There were no comments from the audience. The public hearing was closed.

Comm. Thompson **MOVED** to:

Adopt HDRC Resolution No. 08-02 as presented, approving the 342 square foot addition and exterior improvements of the Tsuda Grocery building located at 103 Sacramento Street.

Comm. Kidd **SECONDED**.

AYES:	Smith, Spokely, Thompson, Worthington, Briggs, Elder, Kidd, Chrm. Merz
NOES:	None
ABSTAIN:	None
ABSENT:	None

The motion was approved.

ITEM VI:

COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

- A. City Council Meetings
None.
- B. Future Historic Design Review Commission Meetings
The next meeting is scheduled for February 5, 2008.
- C. Reports
None.

ITEM VII: HISTORIC DESIGN REVIEW COMMISSION REPORTS

None.

**ITEM VIII: FUTURE HISTORIC DESIGN REVIEW COMMISSION
AGENDA REPORTS**

None.

ITEM IX: ADJOURNMENT

The meeting was adjourned at 7:09 p.m.

Respectfully submitted,

Susan Fraizer, Administrative Assistant